

Date: March 24, 2004 Planning Commission Meeting

Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Troy Fujimoto

Public Hearing: Yes: X No:

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TITLE: SIX MONTH REVIEW (PR2004-1)

Proposal: Six-month review of Calvary Chapel Milpitas in regards to any garbage or parking concerns associated with Use Permit No. UP2003-16.

Location: 1757 Houret Court

APN: 086-41-009

RECOMMENDATION: Note Receipt and File

Applicant: Calvary Chapel Milpitas, 1757 Houret Court, Milpitas, CA 95035, Attn. Jacob Denys

Property Owner: Gregory R. Gray Trustee etal, 1352 Lincoln Avenue, San Jose, CA 95125, Attn. Gregory Gray

Previous Action(s): "S" Zone Approval, Use Permit

General Plan Designation: Heavy Industrial

Present Zoning: Heavy Industrial with an "S" Zone Overlay (M2-S)

Existing Land Use: Multi-tenant industrial center

Agenda Sent To: Applicant/Owner

Attachments: None

PJ# 2332

Background

On May 14, 2003, the Planning Commission approved Use Permit No. P-UP2003-16 for the Calvary Chapel Milpitas to locate in a 3,200 square foot religious facility and a parking reduction of two (2) spaces at 1757 Houret Court.

At the time of use permit approval there was uncertainty as to whether the conditioned level of garbage service for the proposed use was adequate. In addition, because a parking reduction was

requested, there were concerns whether there would be adequate parking, thus, the use permit was conditioned to return back to the Planning Commission for a six-month review to verify these two issues.

Site Description

The project site is located on an approximate 1-acre parcel off of Houret Court on the southwest corner of the intersection of Houret Court and Houret Drive. The approximate 17,000 square foot building is surrounded by parking on the southern, eastern, and western sides of the building. Landscaping is concentrated on the southern, northern, and eastern sides of the property. The site has three garbage enclosures located at the southern, eastern, and western portions of the parcel.

The subject site is surrounded by other light and heavy industrial uses. Further to the east are the South Bay Athletic Club and Montague Expressway.

ANALYSIS

Solid Waste

At the time of project approval the site already had garbage facilities. While staff was confident that there would be adequate capacity for the new use, to ensure that there would be no future problems staff recommended a service level for the new facility. This could be adjusted at any time to allow for any increase as needed. Since the facility has been in operation for approximately 6 months, it is adequate to assess the solid waste service.

After discussions with the City's Solid Waste Division, it was determined that the existing level of service is adequate for the religious facility.

Parking

A parking reduction of two (2) parking spaces was a part of the project approval. A six month review in regards to parking was applied to the project to ensure that there would not be a higher than expected amount of vehicles in the parking lot and that the use would not be impacting parking on and off-site.

To get an accurate gauge of the existing parking conditions, staff required the applicant to perform a parking survey of the parking lot. This survey was done during their two main services (two days), over a two-week period. The results of the survey are as shown on the table on the following page.

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Dates	Occupied Parking Spaces	Dates	Occupied Parking Spaces
<u>January 28, 2004</u>		<u>February 1, 2004</u>	
6:00PM	10	8:00AM	7
7:00PM	15	9:00AM	10
8:00PM	13	10:00AM	15
9:00PM	6	11:00AM	19
10:00PM	4	12:00PM	9
		1:00PM	8
<u>February 4, 2004</u>		<u>February 8, 2004</u>	
6:00PM	15	8:00AM	6
7:00PM	14	9:00AM	7
8:00PM	12	10:00AM	16
9:00PM	5	11:00AM	18
10:00PM	4	12:00PM	8
		1:00PM	9

Based on an existing parking supply of 44 parking spaces, the highest parking space usage was 19 spaces, well below the 44 available. Thus, staff can conclude that the parking reduction is not having any impact on the site or the neighboring properties.

RECOMMENDATION

Based on the information contained in the staff report, staff has determined that there are no issues with the existing solid waste and parking situation at the site. Thus, staff recommends closing the public hearing and note receipt and file.